

Tiffany's All In One Home Solutions Team



A collaborative powerhouse of experts

In today's fast-paced world, buying or selling a home can be a daunting task. Our mission is to simplify the process, making it smooth and efficient. Our dedicated team brings you:



Our "All-in-One Home Solutions Team" seamlessly coordinates various services to save you time and stress. As your real estate advisor, I will be your main point of contact for these professionals. This complimentary service provided by Tiffany Sells Homes Near You ensures hassle-free coordination without any extra costs or referral fees exchanged.

****All contracts and fees due to partner services will be coordinated directly with them****

***Securities and advisory services offered through Cetera Advisors LLC, member FINRA/SIPC, a broker/dealer and Registered Investment Adviser. Cetera is under separate ownership from any other named

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Tiffany Douglas, Real Estate Advisor

Tiffany Sells Homes Near You!!

Brokered By: Keller Williams Advantage

59 Alafaya Woods Blvd, Oviedo, FL 32765

tel (407) 256-2301

email: tiffanysellshomesnearyou@gmail.com



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Josh Douglas, A Painters Touch, LLC, Owner, 407-218-0625, joshua@apainterstouchllc.com, www.apainterstouchllc.com

At A Painter's Touch, LLC, our Orlando painting contractors are dedicated to providing local families and businesses with the highest quality property beautification services possible. In addition to specializing in both interior and exterior painting services (commercial & residential), we provide Crown Molding Installation, paver sealing, tile re-glazing, garage floor epoxy and pop-corn ceiling removal/knockdown application, pressure washing and property cleaning. The one common factor in everything that we do is our goal to achieve complete and total customer satisfaction.



Dirk Griffin, Bell Land Title, Vice President of Operations 407-453-3961, dgriffin@closewithbell.com, www.closewithbell.com

We are a comprehensive title insurance and escrow service provider, offering a wide range of benefits to our clients. We handle all aspects of title clearance, including addressing liens, HOA concerns, and other outstanding issues in-house, ensuring a streamlined process. With a team of dedicated attorneys, we offer mobile closing services throughout the state, and we're proud to provide bi-lingual closing options. Our friendly and experienced team maintains constant communication with our clients, fostering a personalized experience. We also offer training courses and CE courses, along with tools like Buyer & Seller Net Sheets. Collaborative marketing efforts, a vast network of affiliate vendors, partner transaction portal access, and highly competitive rates make us the ideal choice for all your title insurance and escrow needs.



Belinda Perez, Managing Loan Officer, Union Home Mortgage, 910-302-3245, bperezbperez@UHM.com, UHM.com/bperez, LO NMLS 1549535

I ensure your home buying journey is seamless. With 18+ years in real estate and mortgages, I offer personalized solutions for your unique circumstances and long-term goals. I provide credit counseling, specializing in military life and relocation. Expertise in various loan products, including VA, Conventional, FHA, USDA, Jumbo, Construction Perm, Renovation, Bridge Loans, down payment assistance, 203H, DSCR, ITIN, and bank statement programs. Let's make your homeownership dreams a reality, whether you're a first-time buyer, planning to build, refinance, or eyeing a vacation property.



Dave Ricker, Franchise Owner and Licensed Home Inspector, 407-942-2925, david.ricker@pillartopost.com, Rickerteam.pillartopost.com. State License HI15635

At Pillar to Post-The Ricker Team, we offer comprehensive home inspections that leave no stone unturned. We offer: complete home inspections, wind mitigation, 4- point inspections, water quality testing, mold inspection, wood destroying organism testing, and pool inspection. We will help you find your dream home, one inspection at a time!

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Bill Frank, Project Coordinator, Tiffany's All-In-One Home Solutions. 407-803-9912
bill@apainterstouchllc.com

As the project coordinator for Tiffany's All-In-One Home Solutions Bill oversees the planning, execution, and completion of various home improvement projects while managing project timelines, coordinating with agent and vendors, monitoring project progress, obtaining necessary permits, tracking project expenses, conducting site visits, maintain documentation, and ensuring our work meets safety regulations. It is Bill's goal as well as Tiffany's All-In-One Home Solutions, to provide each and every client, buyer or seller, with excellent results in a timely and stressfree manner!



Dave Doll, Next Door Photos, Local Owner, 407-214-9099, Dave.doll@nextdoorphotos.com, orlando.nextdoorphotos.com

Door Photos is locally owned and professionally operated. We specialize in professional real estate photography and a comprehensive suite of other marketing media. We provide next-day turnaround on nearly every product, affordable pricing, and products of the highest quality allowing you to list faster and sell for more.



Gabe Kutlin / CEO / Credit Strategist (561) 208-1105 gabe@libertycreditexperts.com, info@libertycreditexperts.co

Liberty Credit Experts aims at helping individuals as well as businesses improve or build their credit profile through their expert credit repair and business credit building solutions. We help them by disputing credit inaccuracies and errors, monitoring progress, and helping them to build good credit scores by adhering to legal and ethical considerations. From securing a dream home mortgage to upgrading to a reliable car to obtaining business credit and funding we're committed to supporting you every step of the way, attempting to improve your credit rating to make your dreams a reality. We are a professional 5 star credit repair company in Florida that can guide you on fixing your credit score with care and transformation of your credit health and business credit scores.



Willie Santiago, Owner/Operator, GSJ Services, 407-538-7159, willie@destroyerofdirty.com <https://www.facebook.com/profile.php?id=100066359003096>

Let me do your "DIRTY WORK!!" Cleaning Orlando one home/business at a time! Here at GSJ Services, we specialize in Residential Dry Carpet Cleaning, Pressure Washing, Tile and Grout Cleaning and Upholstery Cleaning.

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Joshua Douglas, Owner, Orlando Popcorn Removers. Cell: 407.987.7050, info@orlandopopcornremovers.com. www.orlandopopcornremovers.com/contact

Proudly Offering Our Customers Expert Craftsmanship And Professional Services
Popcorn ceiling removal is a daunting task whether you occupy your home or want it done before you move in. It's one of the first steps in remodeling a home. When you hire us, you can trust that a team of experienced professionals is going to get your home that new-construction appearance and make it feel like it was built for you.



Court Tiede, Customer Support Representative, Sunny Insurance Agency. 407-274-9674, Court@MySunnyInsurance.com, www.mysunnyinsurance.com

Sunny Insurance Agency is a family-owned business specializing in homeowners insurance for the last decade. Our team, with over 40 years of combined experience, is deeply knowledgeable in this field. While homeowners insurance is our niche, we've also expanded to include dedicated teams for life, auto, and commercial insurance, ensuring expertise in each area we cover. We are particularly skilled at managing tight debt-to-income ratios, making us an invaluable partner.



Wayne Mulderink, Central Florida Account Manager, License # CCC1330263, 321-806-5856, wayne@driroofing.com, www.DRIRoofing.com, www.Facebook.com/DRIRoofingFL

Douglas Restoration, Inc. takes great pride in exceeding expectations when it comes to installations, maintenance and repairs. We have an industry reputation for standing behind every single project.

In a place where the sun fiercely shines, and storms occasionally rage, your roof's integrity is paramount. Douglass Restoration Inc., your premier Florida roofing contractor, is here to ensure your peace of mind under any sky. Whether you're facing the aftermath of a storm or planning an upgrade, our experienced team is ready to transform your roofing experience. Let us safeguard your sanctuary — contact us today for a free inspection!



Bobby A. Lean, Jr., Esquire, Lean Law P.A., Managing Partner, 407-502-0053, Bobby@LeanOnMeLaw.com or Jessica@LeanOnMeLaw.com, sites.google.com/leanonmelaw.com/leanonme//

"Weather" it's a natural disaster or a simple plumbing leak, when you own your home, it can all seem insurmountable. At Lean Law, P.A. we help homeowners navigate the complexities of a homeowner insurance claim, and fight for every dollar owed under the terms of the policy. Don't allow another "disaster" to happen to you by your insurance company. Make sure you Lean on me, your Hometown Home Attorney, and the experienced staff of Lean Law, P.A. to help you navigate your complex insurance claim. Don't leave money on the table.

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Jolynne Mora, Certified Staging Specialist and Owner, Elements Home Staging, LLC, 407-832-1028, ElementsHomeStaging.com

I specialize in working with home sellers who will be living in their home when it enters the market. Studies show that Staged homes show better. Especially when someone lives in the home. I create an inviting living space that appeals to potential home buyers by starting with the furniture and decor the owners already have. This makes pictures we take look great so your listing is strong.



Cynterra Lezotte, Mortgage Broker, NMLS 1706574. Edge Home Finance, NMLS 89146. 407-310-8419. Cynterra@EdgeHomeFinance.com, edgehomefinance.com/team-member/cynterra-lezotte/

A true rockstar in the world of lending, Cynterra specializes in a wide array of home loans, from Conventional to FHA, Investor, and Commercial loans—yes, even those complex DSCR deals. With Cynterra's expert guidance, securing the perfect loan for your residential or commercial property is a breeze. Passionate about helping clients achieve their real estate dreams, Cynterra brings unrivaled expertise, dedication, and a dash of rockstar charm to every transaction. Trust Cynterra to navigate the mortgage landscape with finesse and turn your property aspirations into triumphant reality.



Brian Davidson, BD Digital Marketing Services. 914-500-7712. bddmservices@gmail.com, bddmservices.com

We are a digital marketing agency that specializes in social media, email marketing and website development for small businesses. We provide strategy, planning, execution and analytics for busy small business owners so they can start seeing results from their digital marketing campaigns!



Renee M. Cuocco, Founder & Owner of Pretty Packers LLC, 386-427-2822, prettypackersllc@gmail.com, www.prettypackersllc.com

Pretty Packers LLC provides compassionate and affordable packing, unpacking - setup/staging, moving coordinator, auto & motorcycle transport, and garden glamming services. My mission at Pretty Packers is to protect and guide our community and senior citizens while offering exceptional moving, packing, and beautification services. We prioritize care, affordability, and personalized support for every client during life's transitions. With over 10 years of experience in the industry, we partner with trusted local and long-distance moving companies to ensure a smooth and stress-free move. Let my family move yours in the right direction.

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Rick Bowman, Owner & Home Inspector, Bowman Property Inspections, 386-717-3766, BowmanPropertyInspections@gmail.com, bowmanpropertyinspections.com

Bowman Property Inspections is a family owned and operated full service home inspection company. We offer full inspections for real estate transactions. We also offer wind mitigation inspections and 4 point inspections for insurance purposes. One thing that sets us apart is that we provide the inspection reports the same day as the inspection, this is huge since there is typically a quick turn around needed for buyers. For those looking to sell we offer pre-listing inspections. From residential, commercial, new construction and additional ancillary services we can assist with all your home inspection needs. Our service area is most of Central Florida.



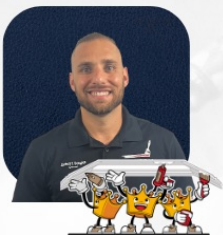
Jason Jones, ABL Financial, Financial Advisor 407-5753783, jason.jones@ceteraadvisors.com, abl-financial.com

Our mission is to get to know and understand your needs, wants, and long-term goals. We want to help you develop, implement, and monitor a strategy that's designed to address your individual situation. We understand the challenges families face today. From managing debt to saving for college to retirement, these personal finance challenges can be overwhelming. Our commitment is to utilize all of our resources to help you pursue your goals.



Angela Kennedy, Brightway Insurance, Senior Agent, 407-620-9955, angie.kennedy@brightway.com

We're a Brightway agency which means we offer you expert advice and more choice in insurance companies than any other independent agent. We have deep relationships with the insurance companies we represent. We'll ask about you, your family and your needs. Then, we'll combine our insurance company expertise to build a customized policy for you that provides the coverages you need at a price you want.



Joshua Douglas, Owner, Orlando Crown Molding Experts. 321-472-4233 orlandocrownmolding@gmail.com, www.crownmoldingorlando.com/contact

Transform your home with beautiful crown molding from our expert installation team! Crown molding adds a touch of elegance and sophistication to any room, creating a sleek and polished look. Our experienced professionals will work with you to choose the perfect style and design to complement your space. Upgrade your home today with crown molding installation services from the best in the business. Contact us now for a free consultation!

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Mario Izquierdo, Design Associate, Floor Coverings International. Direct: 689-407-8100, Cell: 407-414-8447, mario.izquierdo@fcifloors.com,

Floor Coverings International® provides high quality design and installation services and carries the latest flooring products including hardwood, carpet, stone, and tile flooring! In addition, we use local installers that are fully vetted and verified. Offering the best customer service rating in the industry we strive to build trust from our first interaction with you. Our Design Associates work with each client to ensure you have all the facts about the products chosen and the details for your flooring installation. Lastly, we go the extra mile in customer service by returning to your property after installation to inspect and make sure your new floor is impeccable.



Madison Ford, Owner, Purified & Organized, (231) 660-4304, purifiedandorganized@gmail.com, purifiedandorganized.com, Instagram and TikTok: @purifiedandorganized, Facebook: Purified & Organized

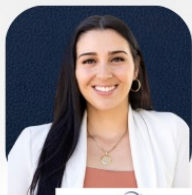
Purified & Organized transforms spaces by creating functional environments uniquely tailored to your lifestyle and specific needs. We specialize in home, business, and retail organization, as well as decluttering before moving, downsizing, or refreshing your space. Our services also include efficient unpacking solutions to help you settle in quickly and with ease. Through personalized organizing strategies, we ensure your transitions are smooth and stress-free, leaving you with a beautifully organized, clutter-free environment that enhances your everyday life.

Have any questions or need additional information? Feel free to reach out—I'm always happy to assist!



Joshua Douglas, Owner, A Pavers Sealer Touch, Phone number: (407) 218-0625

Choosing our paver sealer company means selecting unrivaled expertise and dedication to preserving and enhancing outdoor surfaces. We specialize in sealing pavers to shield them from the elements, preventing stains, deterioration, and ensuring longevity. Our meticulous approach guarantees a flawless finish that not only protects but also enriches the natural beauty of your outdoor spaces. With a commitment to quality and customer satisfaction, we provide peace of mind, knowing your investment in pavers is safeguarded for years to come. Trust us to deliver superior results that transform and maintain your outdoor surfaces with unmatched care and proficiency.



Monique Ferrer, Licensed Title Agent, Global Partners Settlements, 321-446-0750, mferrer@goglobalclosing.com, www.gpsclosings.com

We are a comprehensive title insurance and escrow service provider, offering a wide range of benefits to our clients. We handle all aspects of title clearance, including addressing liens, HOA concerns, and other outstanding issues in-house, ensuring a streamlined process. With a team of dedicated attorneys, we offer mobile closing services throughout the state, and we're proud to provide bi-lingual closing options. Our friendly and experienced team maintains constant communication with our clients, fostering a personalized experience. We also offer training courses and CE courses, along with tools like Buyer & Seller Net Sheets. Collaborative marketing efforts, a vast network of affiliate vendors, partner transaction portal access, and highly competitive rates make us the ideal choice for all your title insurance and escrow needs.



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Wyatt Martin, Owner, Suncrest Landscaping LLC. 407-865-3629 or suncrestlandscapingllc@gmail.com

Suncrest Landscaping LLC is a landscaping company dedicated to providing top-notch services to enhance the beauty of properties in Oviedo and East Orlando. Our range of services includes lawn care, tree trimming, mulch and rock installations, flower bed installations, and more. With a focus on attention to detail and customer satisfaction, we strive to create stunning outdoor spaces that exceed our clients' expectations. Trust Suncrest Landscaping LLC to transform your property into a picturesque oasis.



Julio Renteria, Owner, My Handyangel LLC., 407-272-8688, myhandyangel@gmail.com www.myhandyangel.com

As the top-rated Handyman Corporation in Central Florida, we have earned a 5-star rating on all platforms and have over 20 years of experience in all aspects of remodeling. Your satisfaction is guaranteed with us, as we provide services for all types of construction and remodeling projects, no matter how big or small. Our specialties include interior and exterior carpentry, drywall, plaster, and texture. Additionally, we have established connections with licensed professionals in plumbing, electrical work, HVAC, and general contracting. We also offer flexible payment options, including paying partially at closing. Trust us to handle all your remodeling needs with expertise and quality service. I am always a text or a call away



Anthony Brown, Orlando Branch Manager, Rushmore Movers, 321-655-3621, Yourbestmove@Rushmoremovers.com

20+ years of experience in reliable moving and logistics. Comprehensive services: professional moving, packing, storage, nationwide moves, and piano moves. Fully insured and licensed for maximum security. Trusted by major hospitals like HCA. Choose us for a seamless, stress-free move. At Rushmore Movers, we pride ourselves on being more than just a moving company; we are your trusted partner in delivering exceptional moving experiences.



Josh Douglas, Owner, Orlando Flooring Installation. Phone: 407-218-0625

Our flooring installation company stands out for our commitment to excellence and customer satisfaction. With years of experience in the industry, we bring unparalleled expertise to every project, whether it's hardwood, tile, laminate, or carpet. We pride ourselves on precision and attention to detail, ensuring flawless installations that enhance the beauty and functionality of your space. Our dedicated team works closely with clients from start to finish, offering personalized service and guidance to achieve your vision within budget and on schedule. Choosing us means choosing reliability, quality craftsmanship, and a seamless flooring experience that transforms your home or business with lasting elegance and durability.

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